

Nicholas & Adrienne Hatch
122 South Acton Road
Stow, MA 01775

28 December 2021

The following is a collection of responses to questions submitted on 12/27/2021 to the Zoning Board of Appeals by Ulrich Thomann and Nicole Stange-Thomann of 128 South Acton Road. The questions are in regard to a Special Permit Application: pool/deck installation on a property with a non-conforming lot size.

Question: “Is the proposed pool inground or above ground? What is the exact size and shape of the pool?”

Response: We are planning on an above ground pool, likely a ~54" high, 24' diameter round (possibly an oval or freeform of similar sqft). Exact dimensions / model are not yet available as pool vendors we have spoken to cannot yet get final pricing or availability for the upcoming season.

Question: “Who is performing the construction?”

Response: A pool company will install the pool. Final company selection is pending approval of the special permit and pricing availability.

Question: “How large is the affected area (digging plan)?”

Response: There is no excavating planned for the above ground pool; minor grading may be necessary to ensure a completely level base for the pool.

Question: “Is there a grading plan available that shows elevation levels on the property in question (compared to our own property, and which is specifically dealing with potential runoff from water into surrounding areas?”

Response: All Building Department requirements will be met. A grading plan has not been created.

Question: “How is the water being managed when the pool will be drained in winter? Where does the water go?”

Response: The water will not be drained from the pool – it stays in the pool throughout the year.

Question: “How will the water be sourced for the pool? What is the impact of the construction and the use of the proposed swimming pool on the water table (natural underground water supply) in our area? Will the natural underground water supply suffer and result in an inadequate supply and low water pressure for drinking and household purposes?”

Response: Water will be delivered by truck; it will have no impact on the local water table.

Question: “Where are toxic or hazardous materials stored? Above ground or indoor?”

Response: Pool maintenance products will be stored in a sheltered area adjacent to the pool (standard practice).

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Question: “Will the construction of the pool require any blasting and/or digging?”

Response: There will be no blasting or digging as it will be an above ground pool.

Question: “Where will the pool filtration system and/or pump system be located?”

Response: All materials related to pool systems will be located adjacent to the pool.

Question: “Will acoustic shielding be installed? Will it be enclosed? Will a quieter pump model be installed?”

Response: Standard pool systems will be installed. Specific parts and installation methods will be determined by the pool installation company based upon common practices.

Question: “Will the noise be restricted to certain hours of the day or certain days?”

Response: All pool related assembly will be performed within daylight hours; they will be determined by the installer. Pool systems will be run as necessary to keep the pool in proper condition.

Question: “We request an independent professional evaluation (in-person) of the applicants’ proposal and its impact on our property. This includes an official record/statement or the re-measurement of the actual property boundaries.”

Response: All Building Department permit requirements (including property standoffs) will be met. A survey was completed by Lanata and Associates, Inc. in July 2016 and is on file with the Building Department. Four corner pins and four intermediate pins were set along the property boundaries by the surveyor. Two of these corner pins and two of the intermediate pins are along the property line between 122 and 128 South Acton Road.

Regards,

Nicholas & Adrienne Hatch